

**MINUTES
CITY COUNCIL
MEETING
October 2, 2017**

The Regular Session of the Glenpool City Council was held at Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Patricia Agee, Councilor: Brandon Kearns, Councilor; Jacqueline Triplett-Lund, Councilor; Momodou Ceesay, Vice Mayor; and Timothy Fox, Mayor.

Staff present: Lowell Peterson, City Attorney; Susan White, Interim City Manager/City Clerk; Julie Casteen, Finance Director; Lynn Burrow, Community Development Director; Rick Malone, City Planner; and Dennis Waller, Police Chief. Paul Newton, Fire Chief was absent.

Also present were Dwight Bock; Alan Woodcock, and Nathan Cross, representing the Jenkins Companies.

- A) Mayor Fox called the meeting to order at 6:01 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Mayor Fox offered the invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) City Manager Report – Susan White, Interim City Manager**
 - Spooktacular is scheduled for Sunday, October 29 at the Glenpool Conference Center lake, from 4:00 to 7:00 p.m.
 - Council meeting schedule for November and December include one meeting each month, rather than two.
 - If Council is interested in scheduling a Workshop to discuss the draft Comprehensive Plan prior to approval, please submit questions to Ms. White.
 - All the open positions in the Public Works Department have been filled. Part-time animal control position is still open.
 - Ms. White announced that Julie Casteen, Finance Director had announced her resignation.
- F) Mayor Report – Timothy Fox, Mayor**
 - Mayor Fox urged everyone to remember the victims and families in the Las Vegas, NV shooting tragedy.
 - Mayor Fox attended services at First Baptist Church on Sunday. Pastor Yarbrough exchanged pulpits with the pastor at First Baptist Church Mohawk in north Tulsa. Mayor Fox was encouraged by the pastors' cooperative and progressive idea.
- G) Council Comments**
 - Councilor Agee announced the 2nd Annual Carnival will be held at the school on October 6 at 5:00 to 8:00 p.m.
 - Vice Mayor Ceesay reported on his successful trip to New York City to meet with

the President of Gambia to discuss a business opportunity and lend his assistance in the international endeavor.

H) Public Comments

- None.

I) Scheduled Business

1) Discussion and possible action to approve minutes from September 18, and September 25, meetings.

MOTION: Councilor Lund moved, second by Councilor Agee to approve minutes as presented.

FOR: Councilor Lund; Vice Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

Motion carried.

2) Discussion and possible action to approve Public Improvements Reimbursement Agreement among the City of Glenpool, the Glenpool Industrial Authority, and Saint Francis Hospital South, LLC, to reimburse the hospital for a portion of certain public improvement costs in an amount not to exceed an aggregate sum of \$952,142.17, in forty quarterly payments of at least \$23,803.55, and utilizing revenues derived from a .29% sales tax authorized by Ordinance No. 715 and approved by the registered voters as the funding source.

Lowell Peterson, City Attorney presented the PIRA for Council consideration. He explained that it provides a reimbursement arrangement with Saint Francis for public improvements which will be installed during the hospital construction project. The funding source is the .29% sales tax delineated in the 2016 Move Glenpool Forward tax initiative.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Agee, to approve the Public Improvements Reimbursement Agreement as presented.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund

AGAINST: None

Motion carried.

3) Discussion and possible action to approve an amendment to the City of Glenpool Employee Handbook and Personnel Policies, Article 1, Section 1.3 City Manager, authorizing the City Manager to make non-substantive changes for clarification or proper administration.

Susan White, Interim City Manager pointed out an apparent oversight in the current version of the Employee Handbook which was included in previous versions, this being, authorization to the City Manager to make changes to the Policy which effect the administration only and would not impact the budget.

MOTION: Councilor Lund moved, second by Councilor Kearns, to the amendment as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

- 4) **Discussion and possible action to approve an Agreement with Dunham's Asphalt Services to install asphalt material at the intersection of 150th Street and Xenophen Avenue in Rolling Meadows Addition; in an amount not to exceed \$14,400.00.**

Mr. Burrow described the repair necessitated by excessive ground water in the affected area. Staff recommended approval.

MOTION: Councilor Kearns moved, second by Councilor Lund to approve the proposed agreement for asphalt materials and services in an amount not to exceed \$14,400.00.

FOR: Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

- 5) **Discussion and possible action to approve GZ-261, a request to change the zoning classification from AG to RS-4 on 12 acres located west of the northwest corner of 141st Street and Elwood Ave, Glenpool, Oklahoma.**

Rick Malone, City Planner introduced the rezoning application and then introduced Nathan Cross, attorney for the applicant. Mr. Cross described "The Pines" project, consisting of 12 acres, with plans to construct a maximum of 31 homes. Mr. Malone stated that the Glenpool Planning Commission recommended approval of the project. Mr. Dwight Bock, Realtor spoke in favor of the project. Mr. Alan Woodcock of Glenpool spoke against the project due to incompatibility with the Glenpool Comprehensive Plan, as well as a potential adverse financial effect on the Glenpool School District. Vice-Mayor Ceesay commented that few citizens realize Oklahoma municipalities do not receive ad valorem taxes, rather sales tax only. To attract more retailers, we must increase the number of rooftops in our city.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Lund to approve the rezoning application and adopt Ordinance No. 739 as presented.

FOR: Councilor Lund; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: Councilor Kearns

Motion carried.

- 6) **Discussion and possible action to approve PUD 37, as a necessary corollary to implementation of the RS-4 zone change referenced in item 5, if approved.**

Nathan Cross briefly described the development plans as represented in the PUD. Councilor Kearns pointed out the plans include a fence to be constructed on the west side of the road, although Mr. Cross had previously stated otherwise. Mr. Cross admitted his oversight and agreed that the fence would be constructed according to the PUD.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Agee to approve PUD 37, and adopt Ordinance No. 740 as presented.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Lund

AGAINST: Councilor Kearns

Motion carried.

- 7) **Discussion and possible action to convene into Executive Session to discuss the appraisal of former City Hall property at 140 W. 141st Street S., pursuant to Title 25, Section 307(B)(3) of the Oklahoma Statutes (Open Meeting Act).**

MOTION: Councilor Lund moved, second by Councilor Kearns, to convene into Executive Session for the purpose stated.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

City Council, City Attorney and Interim City Manager exited to Executive Session Chambers at 6:51 p.m.

- 8) **Discussion and possible action to reconvene in Regular Session.**

MOTION: Councilor Lund moved, second by Councilor Agee, to reconvene in Regular Session at 7:02 p.m.

FOR: Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

- 9) **Discussion and possible action to approve and authorize the Mayor to execute a certain Contract for Sale of Real Estate (being the former City Hall property at 141st Street South and Hwy US75) and any related documents or instruments that are necessary and appropriate to facilitate the transaction described in such Contract for Sale of Real Estate to Glenpool Public Schools, Independent District No. 13, for the purchase price of \$750,000.00.**

Susan White, Interim City Manager recommended approval of the sales contract with Glenpool Public Schools, noting the school's acquisition of the property and arrangement with TCC will solidify the ability for TCC to maintain a campus in Glenpool which benefits our community's students by providing higher education opportunities.

MOTION: Councilor Lund; moved, second by Councilor Agee, to approve the purchase of the real estate sales contract as presented.

FOR: Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: None

Motion carried.

- K) **Adjournment.**

- Meeting was adjourned at 7:05 p.m.

Date

Mayor

ATTEST:

City Clerk